

FEE \$ 5.00
TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

877410
 BLDG PERMIT NO. ~~87787~~



Your Bridge to a Better Community

BLDG ADDRESS Grand Manor 2828 Orchard Ave SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943 - 072 - 00 - 048 SQ. FT. OF EXISTING BLDGS 900

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 900

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS;
 Before: 1 After: _____ this Construction

(1) OWNER Rocky Mountain Mutual Association NO. OF BUILDINGS ON PARCEL
Housing Assoc. of Denver, CO Before: _____ After: _____ this Construction

(1) ADDRESS 1550 Park Ave 80218 USE OF EXISTING BUILDINGS residential

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Demo

(2) APPLICANT Ruth Construction TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3187 Highview RD

(2) TELEPHONE 970 - 523 - 1805

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-14 Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 40' Special Conditions Demo only will come back to get PC for rebuilding

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date ~~1/10/03~~ 1/10/03

Department Approval Misha Mazon Date 1/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	Date <u>1/10/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)